

Santa Monica Housing Commission 2022-2023 Work Plan

Focus	ID	Goal		Key Task	Lead	Subcommittee	Timeframe	Status
Affordable Housing	1.1	Facilitate creation and maintenance of complete citywide rental inventory	a	Determine Santa Monica Area Median Income (AMI)	Commissioner Borresen	N/A	Nov 2022	Added to Nov 2022 HC agenda
			b	Evaluate possible means of conducting complete rental inventory by Area Median Income (AMI) based on current rents (including accessibility data)	TBD			Item unassigned
			c	Recommend to City Council/SMHA Board how to conduct and maintain complete rental inventory (including accessibility data)	Housing Commission	N/A		Pending input, HC discussion, action
	1.2	Quantify Santa Monica affordable housing needs (contingent on citywide rental inventory; cf 1.1)	a	Quantify existing housing inventory by AMI based on current rents	TBD			Contingent on citywide rental inventory (cf 1.1)
			b	Quantify Santa Monica rental population by AMI	TBD			Contingent on citywide rental inventory (cf 1.1)
			c	Compare existing housing inventory to Santa Monica rental population by AMI based on current rents	TBD			Contingent on citywide rental inventory (cf 1.1)
	1.3	Evaluate current nonprofit housing providers in Santa Monica (cf 2.1)	a	Assess nonprofit housing provider transparency (including buildings, number of units, and number of SMHA clients) and waitlist management (including eligibility and priority criteria)	TBD	Nonprofit Housing		Subcommittee newly formed
			b	Assess value for money of nonprofit housing providers	TBD	Nonprofit Housing		Subcommittee newly formed
			c	Advise City Council/SMHA Board of nonprofit housing providers assessment based on transparency, waitlist management, and value for money	Housing Commission	N/A		Pending subcommittee input, HC discussion, action
	1.4	Increase access to existing rental inventory	a	Explore vacancy tax	TBD			Item unassigned
			b	Discuss short term rental violations with City Code Enforcement	Chair Gray	N/A		Pending new CCE hire
			c	Advise City Council of possible means of recapturing existing rental housing	Housing Commission	N/A		Pending input, HC discussion, action
	1.5	Expand affordable housing program opportunities in Santa Monica	a	Identify possible government and other funding and resources	Commissioner Hamilton	N/A		Lead designated
			b	Advise City Council/SMHA Board of opportunities to expand affordable housing programming in Santa Monica	Housing Commission	N/A		Pending input, HC discussion, action
			a	Examine benefits and drawbacks of 100% affordable housing model	TBD	Affordable Housing Model		Subcommittee newly formed

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Affirmatively Furthering Fair Housing	2.1	Improve fair and affordable housing in Santa Monica (cf 1.3)	b	Identify alternatives to 100% affordable housing model	TBD	Affordable Housing Model		Subcommittee newly formed
			c	Advise City Council/SMHA Board of affordable housing model(s) that affirmatively further fair housing in Santa Monica as required by HCD	Housing Commission	N/A		Pending subcommittee input, HC discussion, action
	2.2	Increase disability access to SMHA and City housing programs and information	a	Recommend City Council direct staff to hire dedicated housing ADA Coordinator as recommended in 2020 Fair Housing Assessment	Commissioner Hilton	N/A		Lead designated
			b	Discuss SMHA and City Housing website ADA compliance/accessibility with ADA/Section 504 Coordinator, Risk Management, and Disabilities Commission	Commissioner Hilton	N/A		Lead designated
	2.3	Reduce Source of Income (SOI) discrimination in Santa Monica (cf 3.6)	a	Educational outreach to property owners and rental agents	TBD	Landlord		Subcommittee newly formed
			b	Invite fair housing speakers to address property owners, rental agents, and renters	TBD	Landlord		Subcommittee newly formed
			c	Recommend further educational outreach and other anti-discrimination measures to City Council/SMHA Board	TBD	Landlord		Pending subcommittee input, HC discussion, action
	2.4	Improve fair housing programming in Santa Monica	a	Identify possible government and other funding and resources	Vice Chair Marasco	N/A		Lead designated
			b	Advise City Council of opportunities to expand affirmatively furthering fair housing programs	Housing Commission	N/A		Pending input, HC discussion, action
Santa	3.1	Facilitate improved operations and staffing		Recommend improved qualification criteria and search parameters for staff vacancies and contracting professional recruiter for specialized talent acquisition	Vice Chair Marasco	N/A	Sept 2022	Submitted to City Manager; pending addition to CC agenda
	3.2	Facilitate increased funding	a	Identify possible government funding and other resources	TBD	SMHA		Subcommittee newly formed
			b	Recommend City Council/SMHA Board designate staff or contract hire to apply for additional money until relevant vacancy is filled	Vice Chair Marasco	N/A	Sept 2022	Submitted to City Manager; pending addition to CC agenda
	3.3	Improve operational and financial transparency	a	Recommend increased transparency, beginning with staff RAB recommendations to SMHA Board, website content, and waitlists	TBD	SMHA		Subcommittee newly formed
			b	Request standing check in with staff, including Executive Director, at three Housing Commission meetings per year	TBD	SMHA		Subcommittee newly formed

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Monica Housing Authority	3.4	Facilitate improved program participant representation and SMHA policies and practices		Recommend best means to facilitate creation and operation of a functioning Resident Advisory Board (RAB) to SMHA Board	Vice Chair Marasco	N/A	Sept 2022	Implementation supported by CC vote 13 Sept; pending corrected CC directions to staff
	3.5	Increase successful HCV utilization, housing affordability, and stability for program participants		Advise City Council/SMHA Board to reevaluate payment standard basis (exception vs SAFMR) and increase payment standards to reflect current market rents	Chair Gray	SMHA	Nov 2022	Report of HC recommendations in progress; request to agendize for 8 Nov CC meeting pending
	3.6	Increase property owner participation in housing programs (cf 2.3)	a	Educational outreach to property owners and rental agents (cf 2.3a)	TBD	Landlord		Subcommittee newly formed
			b	Explore possible incentives programs	TBD	Landlord		Subcommittee newly formed
			c	Recommend additional educational outreach and incentives programs to City Council/SMHA Board for implementation	Housing Commission	N/A		Pending subcommittee input, HC discussion, action
Home Ownership	4	Increase home ownership in Santa Monica	a	Identify possible funding and other resources (including HUD HCV)	TBD	Home Ownership		Subcommittee newly formed
			b	Explore TORCA 2.0, other programs (including rent to own, new affordable units as condos, community land trusts)	TBD	Home Ownership		Subcommittee newly formed
			c	Recommend ways City Council/SMHA Board can increase home ownership in Santa Monica	Housing Commission	N/A		Subcommittee newly formed
Santa Monica Housing Commission	5.1	Fulfill advisory role to City	a	Identify all regular housing documents Commission should advise on (including speaking with staff, reviewing previous agendas)	TBD	Housing Commission Subcommittee	Oct 2022	Subcommittee newly formed
			b	Request City Council to route all housing related reports, proposals, and action through Commission for input	Housing Commission	N/A	Dec 2022	Pending subcommittee input, HC discussion, action
	5.2	Improve efficacy	a	Clarify Housing Commission and City staff roles	Chair Gray	Housing Commission Subcommittee	Sept 2022	In progress; had initial discussions with City Manager, City Attorney
			b	Request City Council direct staff to assign Senior Staff Liaison	Housing Commission	N/A	Oct 2022	Pending subcommittee input, HC discussion, action
			c	Increase communication with City Council/SMHA Board (including via City Council agenda item 13)	Chair Gray	Housing Commission Subcommittee	Oct 2022	Subcommittee newly formed

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Santa Monica Housing Commission			d	Proactively engage with other City boards and commissions	TBD	Housing Commission Subcommittee	Ongoing	Subcommittee newly formed
			e	Explore creation of Housing Commission manual and enhanced Commissioner training	TBD	Housing Commission Subcommittee		Subcommittee newly formed
	5.3	Update and improve governing and other documents	a	Revise mission statement to reflect current priorities and word usage	Chair Gray	Housing Commission Subcommittee	Oct 2022	Subcommittee newly formed
			b	Address unapproved language changes in Housing Commission application and composition	Vice Chair Marasco	N/A		Lead designated
	5.4	Increase public engagement and access to Housing Commission information	a	Facilitate updated, consolidated webpage (including governing documents, link to live Housing Commission dashboard)	Chair Gray	Housing Commission Subcommittee		In progress; in current discussion with staff liaison
			b	Increase public outreach (including via City Office of Communications)		Housing Commission Subcommittee		Subcommittee newly formed